

Prepared by and Return to
Bridgforth & Buntin
P. O. Box 241
Southaven, Ms 38671
601-393-4450

WARRANTY DEED

W. WARREN CALLICUTT

GRANTOR(S)

TO

HERNANDO DESOTO, LLC,
A MISSISSIPPI LIMITED LIABILITY COMPANY

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, W. WARREN CALLICUTT, do hereby sell, convey and warrant unto HERNANDO DESOTO, LLC, a Mississippi Limited Liability Company, the land lying and being situated in the City of Hernando, DeSoto County, Mississippi, more particularly described as follows, to-wit:

See attached Exhibit "A"

The warranty in this deed is subject to the permitted exceptions shown on Exhibit "B" attached hereto.

Taxes for the year 2006 have been prorated and possession is given with delivery of this deed.

WITNESS my signature this the 17th day of February, 2006.



W. Warren Callicutt

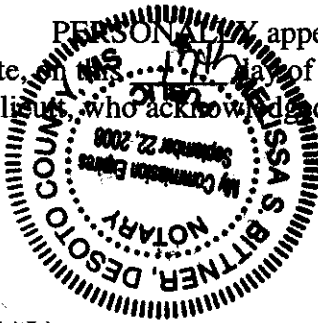
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STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 17th day of February, 2006, within my jurisdiction, the within named W. Warren Callicut, who acknowledged that he executed the above and foregoing instrument.



Melissa A. Bittner
Notary Public

(SEAL)

Grantors' Address:
410 Cedar Hills Road
Holly Springs, MS 38635
(H) 662-252-1836
(B) 662-252-1007

Grantees' Address:
7700 Wolf River Parkway
Germantown, TN 38138
901-754-7774

EXHIBIT A

A tract of land located in the Northwest Quarter of Section 17, Township 3 South, Range 7 West, DeSoto County, Mississippi, the same being and being more particularly described as follows:

Commencing from a pk nail set at the Southeast corner of the Northeast Quarter (NE 1/4), Section 18, Township 3 South, Range 7 West; run thence N 70°48'59" E for a distance of 45.58 feet to a ½" rebar set at the beginning of a circular curve to the right and the North right-of-way line of East Commerce Street and the Point of Beginning of this description; run thence along said curve having a arc length of 30.03 feet, a radius of 22.00 feet, a chord bearing of N 46°40'12" W, and a chord length of 27.75 feet to a ½" rebar on the East right-of-way line of McIngvale Road; run thence along said East right-of-way line as follows: N 02°54'57" W for a distance of 412.74 feet to a ½" rebar set, run thence N 02°57'25" W for a distance of 15.77 feet to a ½" rebar set in the centerline of a ditch, run thence leaving said East right-of-way line of McIngvale Road and along said centerline of ditch as follows: S 83°03'19" E for a distance of 95.63 feet to a ½" rebar set; run thence N 85°56'41" E for a distance of 231.10 feet to a ½" rebar set; run thence N 85°56'43" E for a distance of 227.21 feet to a ½" rebar set; run thence N 83°03'41" E for a distance of 242.76 feet to a ½" rebar set; run thence leaving said centerline of ditch and along the west boundary line of Creekside Subdivision as follows: S 28°15'41" W for a distance of 150.11 feet to a ½" rebar set; run thence S 15°42'41" W for a distance of 167.03 feet to a ½" rebar set on the aforementioned North right-of-way line of East Commerce Street; run thence S 04°33'41" W for a distance of 204.17 feet to a ½" rebar set; thence run S 04°33'41" W for a distance of 11.69 feet to a 1/2" rebar set; thence run S 89°38'41" W for a distance of 612.77 feet to a 1/2" rebar set; thence run N 01°14'26" W for a distance of 14.82 feet to a 1/2" rebar set; thence run S 89°55'44" W for a distance of 4.52 feet to the Point of Beginning of the herein described tract of land. Said tract contains 7.40 Acres, more or less.

LESS AND EXCEPT: The following 0.99 Acres, more or less, being described as Exhibit A, Page 2, attached hereto.

Description:

A tract of land located in the Northwest Quarter of Section 17, Township 3 South, Range 7 West, DeSoto County, Mississippi, the same being and being more particularly described as follows:

Commencing from a pk nail previously set at the Southeast corner of the Northeast Quarter (NE 1/4), Section 18, Township 3 South, Range 7 West; run thence N 70°48'59" E for a distance of 45.58 feet to a ½" rebar set at the beginning of a circular curve to the right and the North right-of-way line of East Commerce Street; run thence along said curve having a arc length of 30.03 feet, a radius of 22.00 feet, a chord bearing of N 46°40'12" W, and a chord length of 27.75 feet to a ½" rebar on the East right-of-way line of McIngvale Road; run thence along said East right-of-way line as follows: N 02°54'57" W for a distance of 412.74 feet to a ½" rebar set, run thence N 02°57'25" W for a distance of 15.77 feet to a ½" rebar found in the centerline of a ditch and the point of beginning of this description; run thence N 01°06'15" W leaving said East right-of-way line of McIngvale Road for a distance of 54.67 feet to a point in the centerline of Creekside Boulevard; run thence along the centerline of said Boulevard as follows: S 86°32'47" E for a distance of 83.32 feet to a point; run thence S 89°19'11" E for a distance of 137.31 feet to a point ; run thence N 89°39'05" E for a distance of 104.43 feet to a point; run thence N 85°19'37" E for a distance of 56.14 feet to a point; run thence N 82°40'14" E for a distance of 179.55 feet to a point; run thence N 82°35'12" E for a distance of 208.42 feet to a point; run thence N 80°32'35" E for a distance of 67.88 feet to a point on the West boundary line of Creekside Subdivision; run thence S 30°59'49" W leaving said centerline and along said West line of Creekside Subdivision for a distance of 74.66 feet to a 1/2" rebar previously set in the centerline of a ditch; run thence leaving said West line of Creekside Subdivision and along the centerline of said ditch as follows: S 83°03'41" W for a distance of 242.76 feet to a ½" rebar previously set; run thence S 85°56'43" W for a distance of 227.21 feet to a ½" rebar previously set; run thence S 85°56'41" W for a distance of 231.10 feet to a ½" rebar previously set; thence run N 83°03'19" W for a distance of 95.63 to the Point of Beginning of the herein described tract of land. Said tract contains 0.99 Acre, more or less.

EXHIBIT B**PERMITTED EXCEPTIONS**

1. Right of Way from William V. Lee, Jr. to Entergy Mississippi, Inc., dated August 26, 2002, recorded in Deed Book 436, Page 149, in the office of the Chancery Clerk of DeSoto County, Mississippi.
2. Utility Easement from Vernon Lee and Ora Lee Douglas Lee to the City of Hernando dated September 25, 1991 and recorded in Deed Book 239, Page 47, in the office of the Chancery Clerk of DeSoto County, Mississippi.
3. Right of Way from William V. Lee, Jr. to Mississippi Power & Light Company dated August 13, 1982 and recorded in Deed Book 160, Page 246, in the office of the Chancery Clerk of DeSoto County, Mississippi.
4. 20' Temporary Construction Easement and 20' Permanent Utility Easement granted to Regional Utility Authority dated September 1, 2005, recorded in Deed Book 511, Page 488 in said Chancery Clerk's Office and as shown on survey of Daniels Williams Engineering, Inc. dated February 15, 2006.
5. Temporary Grading and Construction Easement recorded in Deed Book 478, Page 332-341 in said Chancery Clerk's Office and as shown on said survey.
6. Permanent Drainage Easement recorded in Deed Book 478, Pages 342-350 in said Chancery Clerk's Office and as shown on said survey.
7. 20' and 50' building setback lines, water valves, signal control box, manholes, sewer lines, curb inlet, drains, signal pole, guy wires, 24" metal pipe flow line, 60" metal pipe flow line and concrete building pad, and surveyor's notes all as are shown on said survey.